

Bernard Skinner



14 Fairlands Court, North Park, Eltham, SE9 5BH

Guide Price £325,000 - £350,000

- Sought-after development
- Two bedroom apartment
- Stylish fixtures and fittings
- Chain free

Situated within a sought-after development in a prime road, this immaculate and much improved two bedroom first floor apartment is within a few hundred yards of Eltham High Street and 3/4 mile of Eltham station and with New Eltham station about a mile away. With a stylishly fitted kitchen and bathroom, there is a sizeable living room with dining area and access to a spacious balcony from both the living room and master bedroom. With an entryphone system, garage in a block and stunning landscaped grounds which surround the development. There is no onward chain, we recommend early viewing and we hold keys.



Property Description

COMMUNAL ENTRANCE HALL

Stairs to first floor.

PERSONAL ENTRANCE HALL

Entryphone, radiator, built in cupboards, laminate flooring.

LOUNGE/DINER

25' 2" x 11' 11" narrowing to 8' 5" (7.67m x 3.63m)
Double glazed windows providing triple aspect, double glazed door to balcony, two radiators, built in cupboard, laminate flooring.

KITCHEN

10' 11" x 6' 4" (3.33m x 1.93m) Double glazed window to side, white gloss fitted wall and base units, worksurfaces, integrated fridge/freezer, washing machine and dish washer, built in oven and hob with hood over, 1.5 bolw sink unit, part tiled walls, wall mounted boiler, vinyl flooring.

BEDROOM 1

14' 10" x 12' 0" (4.52m x 3.66m) Double glazed window to side, door to balcony, radiator, laminate flooring.

BEDROOM 2

9' 11" x 8' 5" (3.02m x 2.57m) Double glazed window to side, radiator, laminate flooring.





BATHROOM

8' 10" x 6' 4" (2.69m x 1.93m) Two double glazed windows to side, white suite comprising panelled bath with mixer tap and shower over, wash basin with fitted storage, w.c, radiator, heated towel rail, part tiled walls, tiled flooring.

OUTSIDE

Landscaped communal grounds surround the development.



Garage in block no. 43

Residents parking.

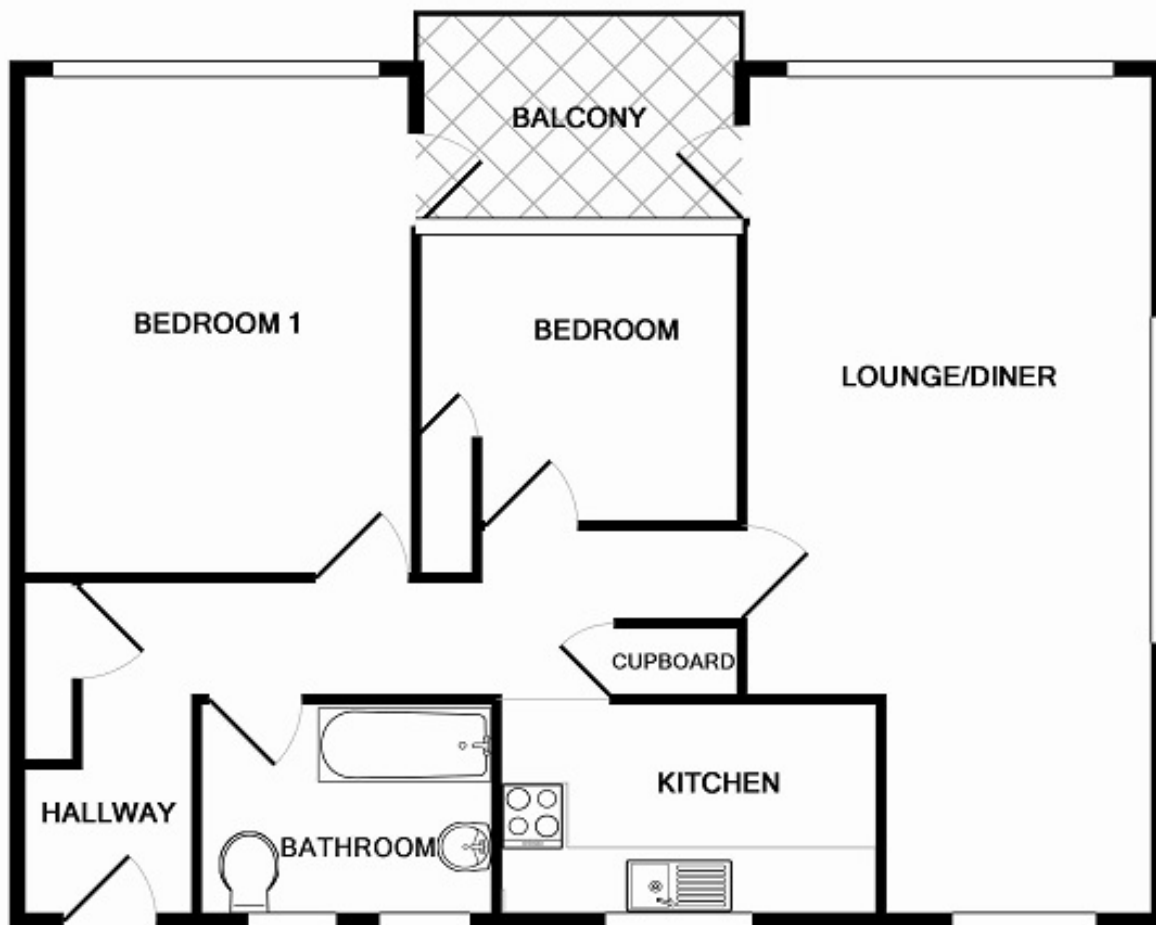
Tenure: Leasehold - 128 years remaining, expires 25th June 2150

Service charge - year ending 03/02/22 - £1,152.12 - reviewed annually

Ground Rent: Peppercorn

Council Tax band: 'C' - £1,520.08





1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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